133.0	0008	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	948,000 /	948,000
					USE VALUE:	948,000 /	948,000
					ASSESSED:	948,000 /	948,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICE ELIZABETH A & PETER J
Owner 2:	
Owner 3:	
Street 1:	1708 JUMPER CT
Street 2:	
Twn/City:	VIENNA
St/Prov:	VA Cntry: Own Occ: N
Postal:	22182 Type:

PREVIOUS OWNER

Owner 1:	HAMMEL JOHN A--ETAL -
Owner 2:	BUETENS KAREN K -
Street 1:	50 LOCKELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 2458 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5933.000	409,800		538,200	948,000
Total Card	0.136	409,800		538,200	948,000
Total Parcel	0.136	409,800		538,200	948,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.68 | /Parcel: 385.68

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 85847

GIS Ref

GIS Ref

Insp Date 02/21/17

!10405!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0008-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	409,800	0	5,933.	538,200	948,000		Year end	12/23/2021
2021	101	FV	397,800	0	5,933.	538,200	936,000		Year End Roll	12/10/2020
2020	101	FV	397,800	0	5,933.	538,200	936,000	936,000	Year End Roll	12/18/2019
2019	101	FV	296,500	0	5,933.	568,100	864,600	864,600	Year End Roll	1/3/2019
2018	101	FV	296,500	0	5,933.	418,600	715,100	715,100	Year End Roll	12/20/2017
2017	101	FV	296,500	0	5,933.	400,700	697,200	697,200	Year End Roll	1/3/2017
2016	101	FV	296,500	0	5,933.	370,800	667,300	667,300	Year End	1/4/2016
2015	101	FV	284,300	0	5,933.	311,000	595,300	595,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:38:45

LAST REV

Date	Time
01/28/21	12:37:40
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10405

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMMEL JOHN A--	1506-111		4/14/2017		950,000	No	No		
	1082-21		6/1/1991		258,000	No	No		Y

USER DEFINED

Prior Id # 1:	85847
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	608	Heat App	30,000					
6/4/2014	609	Manual	16,000					
8/21/2006	702	Re-Roof	7,500					
9/17/1997	558		5,000					REMODEL ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	Mail Update	MM	Mary M
2/21/2017	Measured	DGM	D Mann
6/24/2014	External Ins	PC	PHIL C
3/17/2009	Inspected	163	PATRIOT
2/9/2009	Measured	372	PATRIOT
11/8/1999	Meas/Inspect	264	PATRIOT
7/15/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5933		Sq. Ft.	Site		0	90.	1.01	10									538,194						538,200	

Total AC/HA:	0.13620	Total SF/SM:	5933	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	538,194	Spl Credit		Total:	538,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.14528298
Const Adj.:	0.99584043
Adj $ / SQ:	159.673
Other Features:	91862
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	556829
Depreciation:	147003
Depreciated Total:	409826

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

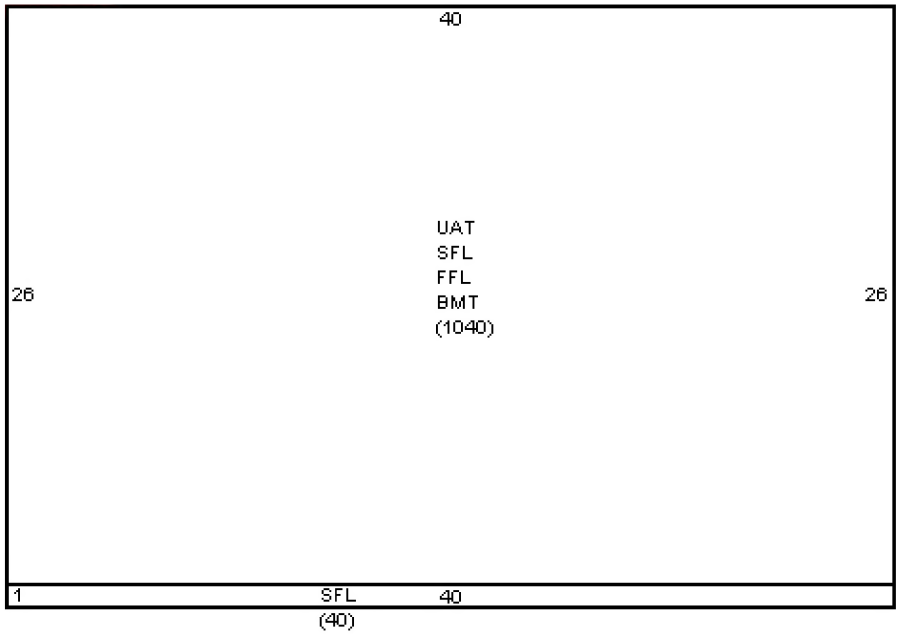
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.64
Special Features:	0	Val/Su Net:	119.82
Final Total:	409800	Val/Su SzAd	193.30

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,080	159.670	172,446
BMT	Basement	1,040	50.970	53,006
FFL	First Floor	1,040	159.670	166,060
UAT	Upper Attic	260	87.820	22,833

Net Sketched Area:	3,420		Total:		414,345
Size Ad	2120	Gross Area	4200	FinArea	2458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	
UAT	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0008-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc